

WARRANTY DEED

63-3-23V

57-300

**Know all Men by these Presents,
012695****That**I, FAITH POOLER DULAC, of Waterville, County of
Kennebec, and State of Maine,

in consideration of

One dollar and other valuable consideration

paid by

RALPH L. DULAC, of Waterville, County of Kennebec,
and State of Maine,

whose mailing address is

11 Winter Street, Waterville, ME 04901

**NO TRANSFER
TAX PAID**

the receipt whereof

I

do

hereby acknowledge, do hereby give, grant, bargain, sell and

convey unto the said RALPH L. DULAC, his

heirs and assigns forever,

A certain lot or parcel of land situated in Waterville, County of Kennebec, and State of Maine, bounded and described as follows:-

Beginning at a stone bound in the northerly line of High Street at the southwesterly corner of land conveyed to Annie B. Pooler and Joseph Pooler, Jr., as mentioned in Deed dated December, 1907, and recorded in Book 482, Page 201; thence easterly along said northerly line of High Street fifty (50) feet to a point; thence at right angle to said northerly line of High Street 100 feet to the northerly line of said above described lot; thence westerly along the northerly line of above described premises fifty (50) feet to the northwesterly corner of the lot conveyed to Annie B. Pooler and Joseph Pooler, Jr.; thence southerly along the westerly line of said lot to the northerly line of High Street and point of beginning.

Being the same premises conveyed to the Grantor herein by Warranty Deed of Annie B. Pooler and Joseph Pooler, Jr. dated July 26, 1939 and recorded in the Kennebec County Registry of Deeds at Book 752, Page 324.

Excepting to the Grantor herein, the right of the Grantor to remain upon and reside on the subject premises either for the balance of her natural life or until she chooses to reside elsewhere, the occurrence of either event which shall terminate the reservation created hereby.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **RALPH L. DULAC**, his

heirs and assigns, to them and their use and behoof forever.

And I do **covenant** with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **FAITH POOLER DULAC**,

~~and~~

~~husband/wife of the said~~

~~joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights~~
in the above described premises, have hereunto set my hand and seal this 21st
day of the month of JUNE, A.D. 1988.

Signed, Sealed and Delivered
in presence of

Faith P. Dulac
FAITH POOLER DULAC

State of Maine, County of Kennebec

on: June 21, 1988.

Then personally appeared the above named **FAITH POOLER DULAC**

and acknowledged the foregoing instrument to be her free act and deed.

Before me

Daniel J. Dubord

Notary Public
Attorney at Law

Printed Name,

DANIEL J. DUBORD
NOTARY PUBLIC

MY COMMISSION EXPIRES SEPTEMBER 30, 1991

RECEIVED KENNEBEC SS.

1988 JUN 22 AM 11:31

ATTEST: *Theresa Bush-Mann*
REGISTER OF DEEDS

